

AGENDA - PRE- SUBMISSION CONFERENCE
REOI: TRAVILAH FIRE STATION

(October 13, 2010)

I. Sign-In
II. Introductions

Architect:	PSA Dewberry:	Mark Scott	703-698-9004
		Fax	703-698-9049
County Project Manager		Behrooz Alemi	240-777-6123
		Fax	240-777-6003
Customer Agency (Fire & Rescue)		June Evans	240-777-2459
		Robert Freeman	240-777-2324
Procurement Specialist:		Todd Collins	240-777-9331
Contract Administrator:		James Stiles	240-777-6112

III. Submission Procedures and Requirements

REOI Background: REOI is first step of a 2-step construction contractor solicitation method; REOI will be used to select 4 highest qualified contractors. The REOI selection process includes a Written Proposal followed by an Interview evaluation. The REOI is "qualifications only" based. There is no price component to the REOI stage of the solicitation.

REOI Packages are available at Montgomery County Office of Procurement, 255 Rockville Pike; 240-777-9900 (\$50.00 bid deposit).

Offer Receipt Date: Offers are due by October 29, 2010 3:00 p.m.
at Montgomery County Office of Procurement
255 Rockville Pike, Suite 180

The four selected contractors will be allowed to bid on the construction project as an **IFB**. A representative IFB is included with the REOI package. IFB requirements include:

Prevailing Wage
Minority, Female, Disabled (MFD) Persons Subcontracting
County Bonds

It is recommended that contractors be aware of IFB requirements before starting the REOI process. There will be no negotiation of the IFB contract.

Attendance Sheet - Pre- Submission Conference
REOI # 1001437: Travilah Fire Station
(10/13/2010)

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Travilah Fire Station

10.13.2010

LEED:

- LEED Silver Design (HVAC Commissioning is required)

Civil:

- Net site area: 4.96 acres
- Driveway pavement: +-49,116 sq ft of concrete @ 9" thick + 4" GAB + 4" #57
- Sidewalks: +-4700 sq ft of concrete @ 4" thick; including 6 HC ramps
- Patio: +- 1156 sq ft of pavers + 4" concrete
- Curb: +-1735 ft
- SWM: 2 submerged gravel wetlands; 2 fore-bays, 1 micro bioretention facility
- Storm pipe:
 - 12" HDPE : +-310 ft
 - 12" RCP: +-265 ft
 - 15" RCP: +-95 ft
 - 18" RCP: +-245 ft
 - 21" RCP: +-135 ft
 - 6" PVC: +-155 ft
- 13 structures
- 2 trench drains
- Sanitary pipe: +-1425 ft @ 8" + 5 MH + grease trap
- Water pipe: +-216 ft @ 8" + 2 hydrants + meter vault
- Storm drainage will sheet flow across the pavement and into the SWM facilities surrounding the site or into one of the trench drains at the entrances.
- 2 existing PEPCO poles to be relocated
- Utility conduit: +-3430 ft @ 4" PVC
- Gas service from across Shady Grove Rd

Landscaping:

- 1.65 acres reforestation
- 104 trees
- 334 shrubs

Structural

- Geopiers: Rammed aggregate piers, or stone columns are specialty foundation system to be designed by the Contractor to achieve 5,000 PSF bearing capacity at the bottom of footing elevation.
- Structural Steel Framing: includes curved steel beams, and some moment connections.
- Low roof construction: Composite steel deck and normal concrete, designed to accommodate future installation of vegetated roof not heavier than 75 PSF, excluding the areas occupied by mechanical equipment.
- High roof: Acoustical, decorative, long span, 6 inch deep steel deck.
- Masonry shear walls: Reinforced masonry walls used as shear walls attached to the structural steel framing.

Architectural

- Four bay fire station, 26,268 SF
- Single story, 35' high (44' at tower)
- Construction type: type IIB, mixed use, non-separated B, S-2, R, A-3
- Roofs:
 - High roofs (curved): curved standing seam metal panel roofing system over cellular acoustical metal decking
 - Low roofs (flat): PVC membrane roofing over structural concrete slab on metal decking in flat roof areas. Flat roof areas are being designed to accommodate a future 8" deep vegetative roofing system
- Training tower:
 - Sculptural training tower (44'+\ - tall)
- Exterior walls:
 - Architectural masonry base (2'AFF) continuous around perimeter
 - Composite metal/aluminum panel system with CMU back-up (at low roof areas)
 - Architectural masonry veneer with CMU back-up (at high roof areas)
- Windows:
 - Aluminum curtain wall clerestory with insulated low-e glazing below curved metal high roof areas
 - Aluminum storefront system with insulated low-e glazing at entries and ribbon windows accented with decorative metal panel inserts
- Exterior Doors:
 - Insulated aluminum doors in storefront system with insulated low-e glazing at entries
 - Insulated hollow metal doors and frames
 - Insulated four-fold sectional (opens horizontally) apparatus bay doors with insulated glazing

- Interior Doors:
 - Aluminum doors in storefront system with tempered glazing
 - Stained wood doors in hollow metal frames
 - Hollow metal doors and frames
- Interior walls:
 - Architectural masonry
 - Painted CMU
 - Painted drywall/metal stud
 - Porcelain tile
- Interior walls:
 - Painted drywall
 - Acoustical panel lay-in
 - Exposed, finish painted ductwork, structure, piping, and conduits
- Flooring:
 - Apparatus Bays & Gear Storage – Polished Concrete
 - Storage Support Spaces – Sealed Concrete
 - Office Environment – Carpet Tile
 - Corridors/High-Traffic Areas – Porcelain Tile
 - Residential/Living Areas:
 - Dorms – Carpet Tile
 - Lounge – Carpet Tile
 - Kitchen/Dining Room – Porcelain Tile
 - Toilet/Locker Rooms - Porcelain Tile
 - Exercise Room – Athletic rubber flooring
 - Patio (outside) – Concrete pavers
- Millwork:
 - Countertops – Solid Surface (throughout)
 - Cabinets – Wood (stained), wall and base cabinets and doors

HVAC

- Four pipe system:
- Gas fired condensing type boilers
- Air cooled chiller: roof mounted
- Variable air handler: shut-off type VAV terminals with hot water reheat.
- Air Handler with energy recovery plate heat exchanger for bunk rooms/locker
- All air handlers are roof mounted
- Apparatus Bay: Natural gas fired power vented radiant heaters
- Gear room: Special dehumidification unit
- Commercial kitchen hood with fire suppression

Plumbing:

- Natural gas service (2 psig)
- 6 inch metered combined fire/water service
- 2 inch domestic water
- Fully sprinkler: wet system; three zones
- Water closets: dual flush
- Urinals: Ultra low flow
- Oil/grease interceptor for apparatus bay.
- Roof drains connected to storm sewer

Electrical

- 600 AMP-265/240 Volt-4 wire electrical service
- Sub-metering: 3 sub-meters : HVAC, Power, Lighting
- Lighting protection system
- Voice Fire Alarm System
- 400 KW emergency diesel generator
- PA system

Building Security Systems

- Limited access with key card system at selected doors
- CCTV surveillance system

Other

- Station alerting system
- Fueling station/island, covered and lighted (separate structure)
- Underground diesel storage tank for emergency generator
- Underground diesel storage tank and vehicle dispensers.
- Underground gasoline storage tank and vehicle dispensers.
- Masonry dumpster enclosure (separate structure)
- 3 flag poles, lighted
- Monument sign with LCD displays on each side (2)